



LAND PLANNING, INC.

Civil Engineers • Land Surveyors • Environmental Consultants

RECEIVED

December 12, 2015

Grafton Planning Board
Grafton Municipal Center
Providence Road
Grafton, Ma 01519

DEC 16 2015

**PLANNING BOARD
GRAFTON, MA**

Attention: Joseph Laydon, Town Planner
Subject: Requesting Permission to build a deck partially in the Flood Plain
Reference: Randy Gagne, 5 Hitchings Road, Grafton, MA

Dear Joe:

Our client, Randy Gagne, would like to build an elevated deck on the back of his home. The deck would be level with his first floor, which will be about six feet in elevation higher than the ground behind his home. Please refer to our attached Proposed Deck Plot Plan, dated December 14, 2015. It shows the location of proposed deck.

The issue in question is that a portion of the deck is proposed in the flood plain. The 100 year flood elevation is 307.20. We have surveyed the precise elevation of the ground behind Mr. Gagne's home and we have shown it on our Plot Plan.

The elevation of the proposed deck will be about elevation 313, or about six feet higher than the 100 year flood. The deck will be supported by techno metal posts. The flood will never reach the elevation of the deck, so technically speaking; the actual deck will not be built in the flood plain. Please allow this proposed deck to be built as proposed, as I do not see where it could be flooded, or be a problem.

Sincerely,
Land Planning Incorporated

Norman G. Hill